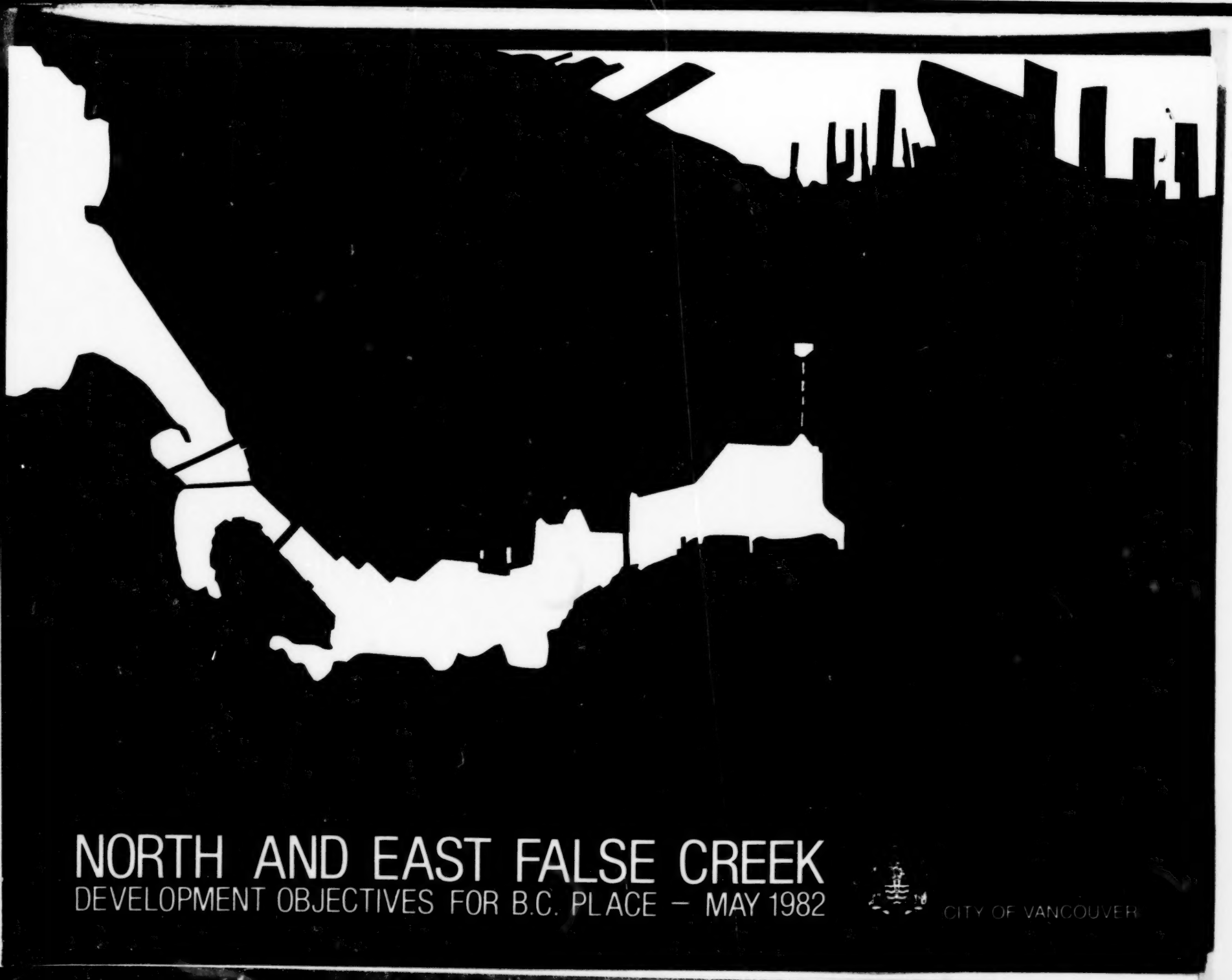

NORTH AND EAST FALSE CREEK

DEVELOPMENT OBJECTIVES FOR B.C. PLACE – MAY 1982

CITY OF VANCOUVER

VANCOUVER CITY COUNCIL

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Engineering – W. H. Curtis, City Engineer
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INTRODUCTION

PURPOSE

At the beginning of March, 1982, B.C. Place Ltd., a Provincial Crown Corporation, published a Concept Plan (for discussion) encompassing over 220 acres in the North and East False Creek area.

On April 6, 1982, Vancouver City Council adopted a set of Development Objectives which represent the City's official position for negotiations with B.C. Place officials in the coming months.

This document:

- sets out the City's Development Objectives;
- describes the City concept for redevelopment of the North and East False Creek area;
- adds emphasis to the issues which seem to be emerging.
- outlines the program for future public discussion on the proposals now put forward by the City and B.C. Place;

PRELIMINARY PLANNING PRINCIPLES

The following preliminary planning principles for B.C. Place were adopted by City Council on February 3, 1981. They were intended to guide City staff in the planning process for B.C. Place and to indicate to B.C. Place Ltd. and the Provincial government the general objectives the City would like to see achieved.

1. B.C. Place should provide a wide diversity of uses, buildings and experiences.
2. The planning and development process should encourage and provide a programme for public consultation; including setting up a Citizens' Advisory Committee.
3. A major portion of the site should be developed for housing persons of all incomes and all types of households.
4. To ensure that the development of this publicly-owned land responds to the City's most pressing housing needs, a significant portion of the units should be for non-market housing, and for housing for families with children.
5. Because of the site amenity, the pressing need for housing and the objectives of the Livable Region Programme, preference to residential developments should be given over office or other commercial uses.
6. Retail development should complement and enhance Downtown retail, not unduly compete with or overpower it.
7. Public open space development should (i) meet the needs of future B.C. Place residents and working population (ii) add to the amenity of the adjacent Downtown area, and (iii) provide a linear open space continuous walkway allowing for a diversity of experiences, spaces, buildings and association with the water of False Creek.
8. General public access and enjoyment of the waterfront should be provided.
9. The water quality of False Creek, especially the east end, should be significantly improved.

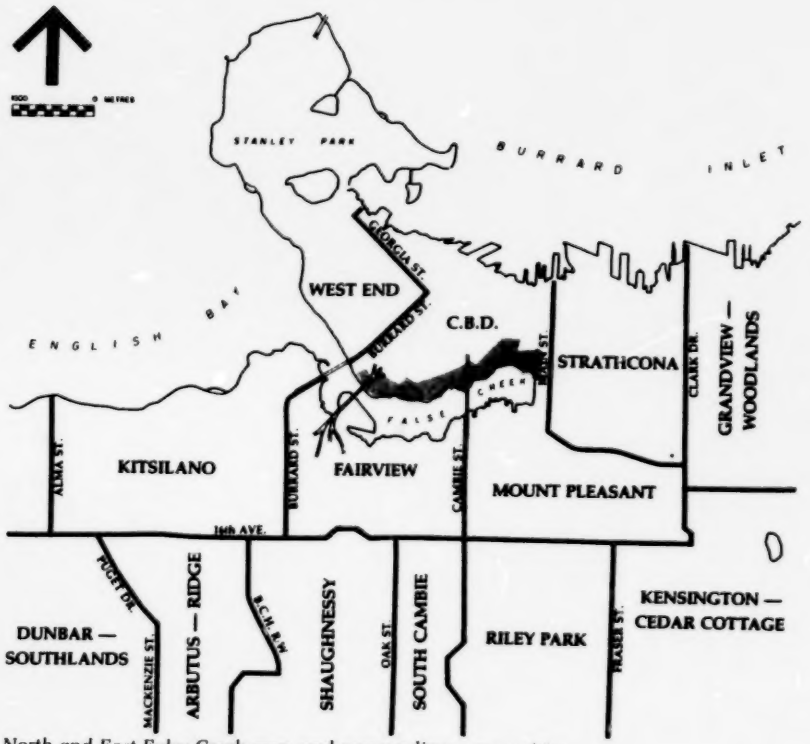
10. Adequate transportation access to B.C. Place must be provided, sufficient to meet the needs of the development without imposing on nearby areas. This is a major requirement that will create a need for improved transit, streets, parking, pedestrian access, etc. In particular, there should be a strong emphasis on transit and the development should be designed accordingly.

11. The design and function of new development in B.C. Place should enhance the attractiveness and use of adjacent areas and recognize their individual identity.

12. Urban design should emphasize a sense of proprietorship for users of B.C. Place, whether they are residents, workers or visitors.

13. Provision should be made for a variety of community amenities to serve and be accessible to B.C. Place residents, office workers, special needs groups, the general public and in some instances all residents of B.C. This would include amenities such as an arts and science centre, a forest centre, gardens, public space and entertainment places.

Over the past year, City staff have carried out further study, much of it directed at roadway and transportation requirements because of the timing/construction schedules for the stadium development. However, City staff also examined other aspects such as housing, offices and parks, and developed more specific proposals based on the preliminary planning principles. These have now been adopted by City Council as Development Objectives and are outlined in the next section of this document.



North and East False Creek area, and surrounding communities.

DEVELOPMENT OBJECTIVES

HOUSING

BASIC ASSUMPTIONS

- A major proportion of the site should be developed for housing people of all incomes and types of households at high densities which are consistent with good standards of livability and community services.
- Some units should be for families with children and non-market to ensure that the development of this publicly-owned land responds to the City's most pressing housing needs.
- Market-assisted housing, such as a mortgage assistance program is desirable, but not sufficient.

DIRECTIONS

- The POPULATION MIX should be determined by creating a well-balanced community. This includes the provision of a majority of units to serve the middle income Downtown labour force; ground-oriented family accommodation in sufficient numbers and at affordable rents, for all income groups, to ensure the creation of a family community capable of supporting a school and a good level of other community services, and units for other age/lifestyle groups, including those who are most in need of housing such as the elderly, the disabled and persons requiring special care.
- OVERALL DENSITIES should be achieved through detailed analysis and design of sub-areas of the development, with particular attention given to the livability requirements of the future residents and good overall urban design. Unit densities for families with children should not exceed 40-50 units per net acre. In addition, these areas could also include non-family household units. Areas of the site devoted primarily to adult singles and couples could be developed to higher densities, up to 150 units per net acre. Preliminary urban design analysis of the site and reference to existing high density developments in other parts of Vancouver by City staff suggests an average of 110 units per net acre. The TOTAL NUMBER OF UNITS would then be about 7500-8000 units on roughly 72 acres for an estimated 15,000-16,000 population.
- To enable residents to establish a sense of community, NEIGHBOURHOODS should be created.
- FAMILY HOUSING is defined as units designed for families with children, having 2 or more bedrooms, located within 3 floors of the ground level. The units should be part of a neighbourhood which includes, or is near to, community facilities such as a school and open spaces necessary for an inner-city family environment.
- NON-MARKET HOUSING is defined as housing provided on a non-profit basis and assisted by government subsidy programs under the N.H.A. Examples would be the current non-profit rental program, and, to a degree, the non-profit co-operative programs.
- MARKET-ASSISTED HOUSING is defined as housing built for profit but receiving government subsidies in order to make it economic and/or affordable.

DEVELOPMENT OBJECTIVES

1. **2,000 units for families with children, including at least 1,000 non-market units of which at least 1,000 should be non-profit rental. A family neighbourhood should be created with a local school and other necessary local facilities.**
2. **5,000 (plus) units for singles/couples, including at least 1,000 non-market units.**
3. **500 (plus) non-market units for elderly, disabled and special care people.**

COMMERCIAL (OFFICE,HOTEL,RETAIL)

BASIC ASSUMPTIONS

- Large reserves of office-zoned land exist in the Downtown peninsula to accommodate forseeable office demand. Present long-term development plus the zoning on potentially redevelopable sites together could produce up to 50 million square feet of office space Downtown.
- The City core is already suffering from the congestion caused by existing commercial growth.
- Current City policy supports the objectives of the Greater Vancouver Regional District to decentralize some office employment to other parts of Greater Vancouver and so promote a balance of jobs to labour force in each part of the region. This policy should be continued.
- Hotels and retail uses, at an appropriate scale and location,can provide needed services and add to the interest and enjoyment of Downtown.

DIRECTIONS

- The AMOUNT OF OFFICE SPACE in B.C. Place should be kept to a level needed to redevelop certain key sites and related facilities but not developed to excessive densities (i.e. not greater than densities permitted in adjacent areas) nor where residential development is a reasonable alternative. Total office space should not exceed 3 million square feet.
- Hotels could be permitted in areas where office and other commercial development are acceptable, such as the Georgia Viaduct and Cambie Bridge areas around the stadium.
- RETAIL USES will be required to serve the intended local community. Preliminary examination of this issue by staff has led to the conclusion that about 200,000 sq. ft. would be required by the City's 15,000-16,000 population target. Precise locations would have to be determined in subsequent detailed planning, but it would appear at this time that the Roundhouse buildings are adaptable to a wide range of uses, and that the community and commercial needs of the residential neighbourhoods proposed for B.C. Place would more than fill the available space.

DEVELOPMENT OBJECTIVES

1. Up to 2½ million square feet of office development acceptable in stadium area (from Dunsmuir to Nelson).
2. Up to ¼ million square feet of office development in other appropriate locations (Roundhouse area or Granville/Burrard Bridge Area).
3. Up to [illegible] square feet of retail to serve local residential community.
4. The area shown as "future urban" in B.C. Place's concept plan should be designated now for primarily residential use with perhaps some small amount of office, hotel or retail in mixed use development on Pender Street. It should not be reserved for a future decision.

PARKS

BASIC ASSUMPTIONS

- Parks and public open space of the highest quality must be an integral part of the development, serving residents, workers and visitors. Neighbourhood parkland is a high priority, as this is a key element in creating a livable community in a high density development. These elements should help create an open space system ultimately connecting Stanley Park, English Bay, False Creek, Vanier Park and Kitsilano Beach.

- Parks should provide for a wide variety of activities ranging from active fun to passive enjoyment.

- Open spaces should be sufficient in size and continuity to provide openness between building complexes and visual relief.

- The development of parkland and open space should recognize and cater to the functional needs of the residents and workers, provide attractions for visitors in ways which are compatible with the local resident environment, and take full advantage of the unique downtown waterfront setting of False Creek.

DIRECTIONS

- NEIGHBOURHOOD PARKS at the current Vancouver average of 2.5 to 3.0 acres per 1,000 population should be provided in a manner which allows a comfortable adult walking distance to all residents, include both active and passive uses plus sufficient flexibility to allow uses to be changed as the population changes. Their design should permit both residential and city-wide use without conflict.

- SMALLER PARK SPACES AND PLAYGROUNDS should be provided in residential areas sites for passive relaxation and visual relief, act as nodes along pedestrian paths linking the area site, and in family areas provide good play opportunities for children.

- A continuous WATERFRONT WALKWAY should be provided, designed to permit separated pedestrian and bicycle paths plus an open public feeling, augmented by small WATERTFRONT PLAZAS that permit gatherings of people for a variety of purposes such as viewing, fishing, small boat launching and serviced by cafes or concession stands.

- A PUBLIC OPEN SPACE CONNECTION BETWEEN FALSE CREEK AND THE PROPOSED CHINESE GARDEN should be developed to provide a link between the waterfront walkway and the historic areas of Chinatown and Gastown.

- NON-RESIDENTIAL OPEN SPACE will be developed as part of the stadium complex, other public institutions, and commercial developments proposed by B.C. Place. While there is a need for these plazas, paths and circulation areas, these non-residential open spaces should not be considered as a substitute for the open space needs of the residential community.

DEVELOPMENT OBJECTIVES

1. **At least 50 acres of parkland in total, exclusive of non-residential open space.**

2. **Two large neighbourhood parks (one in the western area, another east of Cambie Bridge), smaller residential park spaces and playgrounds: 39 acres.**

3. **Waterfront walkway: 25 feet wide, 25 foot setback for landscaping: 5 acres.**

4. **Waterfront plazas: 3 acres.**

5. **False Creek/Chinese Garden Connection: 3 acres.**

PROPOSED PARK SYSTEM

Proposed park and open space system for North and East False Creek, as part of a comprehensive system connecting Stanley Park, English Bay, False Creek, Vanier Park and Kitsilano Beach.

COMMUNITY FACILITIES

BASIC ASSUMPTIONS

- The provision of educational, recreational and cultural facilities is a basic public service to all communities in Vancouver. These facilities should be provided in accordance with the specific needs of the intended population mix.

DIRECTIONS

- ELEMENTARY SCHOOL services must recognize the uniqueness of the scale and location of the proposed development and therefore a non-traditional and flexible approach to the school planning exercise should be taken, compatible with the School Board's statutory requirement to provide school space and an educational program for all school-age children who wish to enter the public system. The school(s) should be in reasonable proximity to the housing it serves; there should be no major traffic barriers between schools and the residences of elementary school children; playing fields should be nearby; the school should allow for some expansion of the facility if required. The inclusion of 2,000 family units (1,600 of which would be non-market) in the development requires one elementary school plus provision for a smaller primary annex.

- DAYCARE FACILITIES should be provided, to serve the residential population and, to a degree, the requirements of the employee population projected for the development.

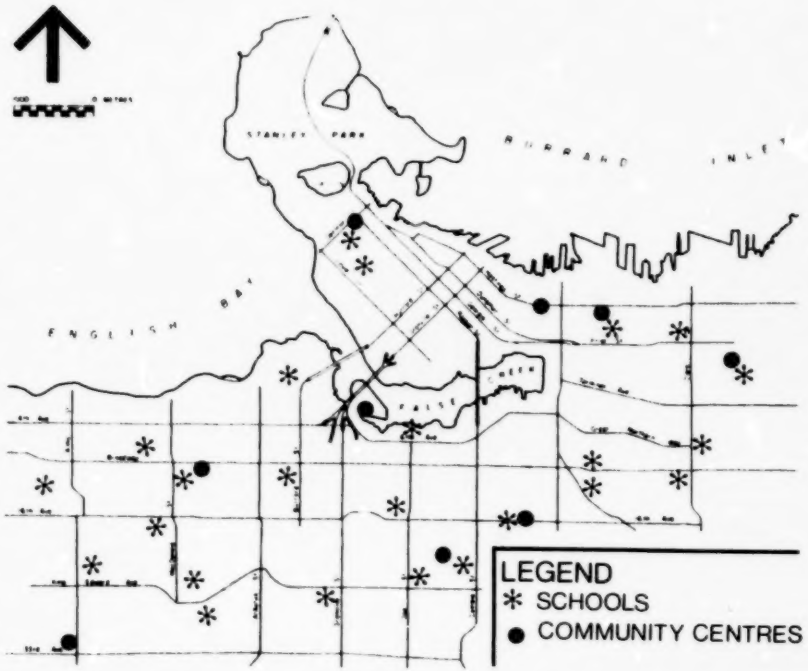
- A COMMUNITY CENTRE located in the western portion of the site to serve the majority of the population should be provided, near school facilities to facilitate sharing of spaces.

- Facilities such as a LIBRARY, FITNESS CENTRE, INDOOR POOL, SMALL CRAFT BOATING FACILITY, and a PERFORMING/VISUAL ARTS/AUDITORIUM are examples of other facilities which could be provided and should be seriously considered in further planning.

DEVELOPMENT OBJECTIVES

1. **Require elementary school plus provision for a primary annex, community centre and adequate daycare.**

2. **Consider other facilities such as a library, fitness centre, indoor pool, small boating facility, auditorium.**



FALSE CREEK WATER BODY

BASIC ASSUMPTIONS

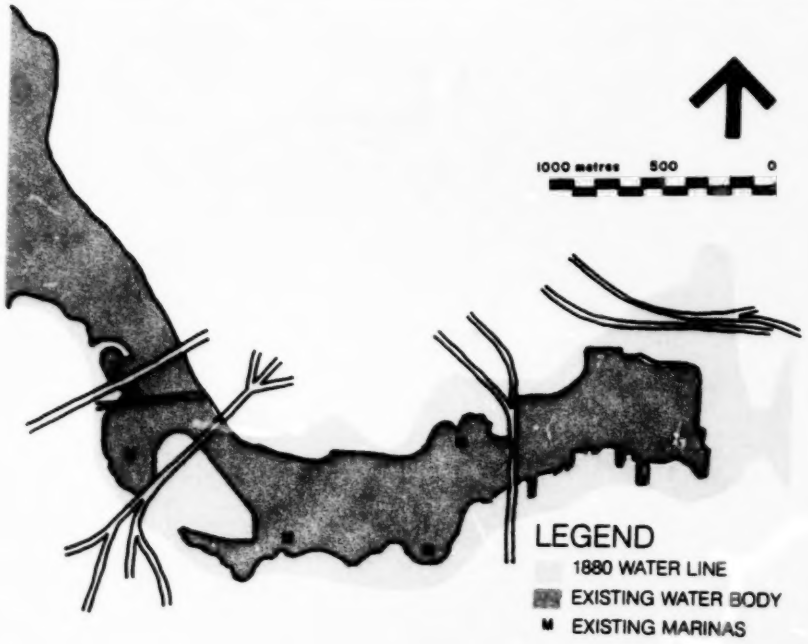
- False Creek is an irreplaceable water and open space resource within the core area of the City.
- As development occurs on the land surrounding False Creek, the water area will appear, at its existing size, to be smaller. The more we reduce the size of the water area, the greater the loss to the future citizens of Vancouver.

DIRECTIONS

- In order to increase the number of opportunities for WATER ACTIVITIES and PUBLIC ACCESS, shoreline modification could be carried out to create small bays, views and increased water frontage; floating walkways could also be considered.
- LARGE BAYS define the water area. Where they currently exist they should be protected.
- Some INFILL may be appropriate to enhance the public use of the waterfront at a few strategic locations. However, an equal balance of cut and fill should be maintained.
- Proposals for ISLANDS need to be carefully assessed to ensure that their benefits clearly outweigh the benefits of large water areas in False Creek.
- MARINAS are a special form of commercial activity quite appropriate to False Creek. However, unlimited growth of marinas would 'overcrowd' and reduce the usable water area.
- WATER QUALITY is an important factor in the enjoyment of False Creek as a visual amenity, and even more importantly for the pursuit of water contact recreational activities. Efforts should be made to improve the water quality for these purposes, including carrying out a pollution abatement program.

DEVELOPMENT OBJECTIVES

1. **Improve water quality through pollution abatement program.**
2. **Do not reduce area of water body and maintain sense of large expanse of water, especially at east end.**
3. **Review islands proposals; those in B.C. Place's concept are unacceptable.**
4. **Review marina proposals; the major marina in B.C. Place's concept appears too large for the location proposed.**



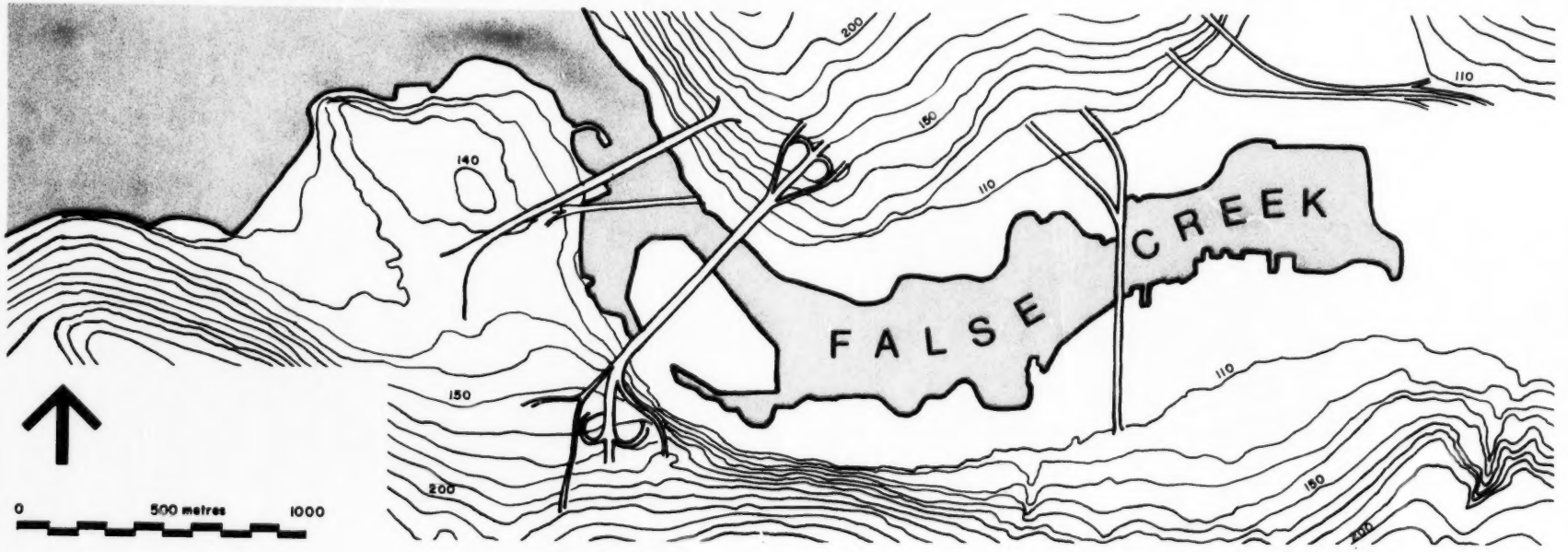
URBAN DESIGN

BASIC ASSUMPTIONS

- False Creek Basin is a unique topographical feature.
- The development must relate to adjacent areas.
- The highest quality urban design must be achieved, with a variety of urban experience.

DIRECTIONS

- WATER FRONTAGE offers considerable benefits to private and public areas and to recreational opportunities, and these should be maximized.
- The apparent WIDTH AND SIZE OF WATER AREA should be maximized.
- The future development of the Downtown South and Yaletown areas must be considered; the potential for sunlight and views to the SOUTH FACING SLOPES should be maximized.
- The building form and physical character of the adjacent Chinatown Historic Area and West Hastings commercial area should be respected.
- The urban design plan should build on the subtleties of UNIFYING ELEMENTS that assist to ensure an overall theme relating to the basin as a whole.

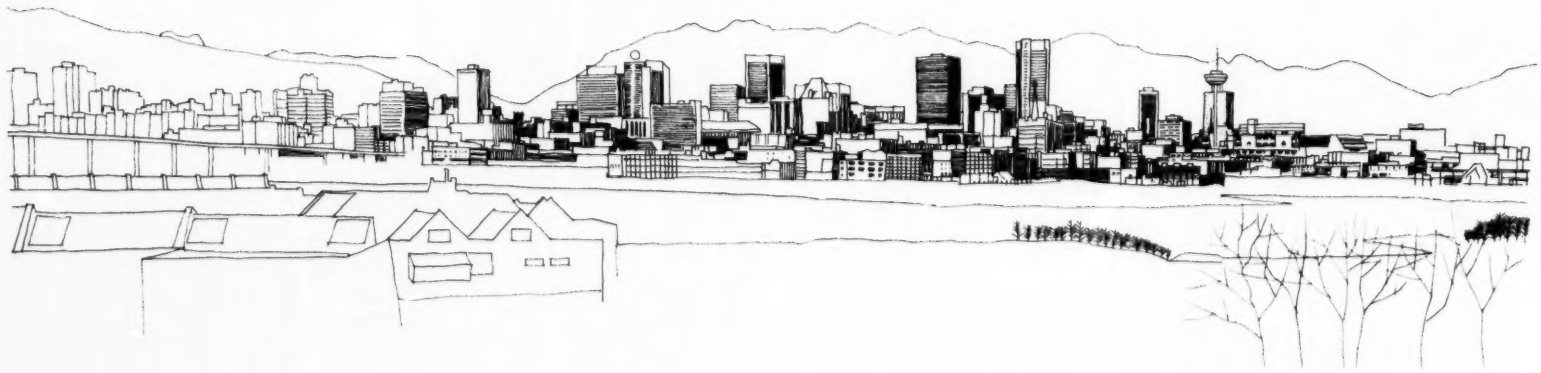


The waterfront, the bridges and the topography are all elements which define the False Creek Basin. These should be recognized as important urban design determinants, and used to unify the development of this large site.

- The VIEWS FROM BRIDGES are special to many residents and visitors; these views should be enhanced in all directions.
- The re-alignment of Cambie Bridge will result in a SYMMETRY OF THE CAMBIE BRIDGE AND THE GEORGIA/DUNSMUIR VIADUCTS. New developments in these areas should take advantage of this symmetry.
- VISUAL AND FUNCTIONAL LINKAGES to Downtown and other adjacent areas should be created.
- Within B.C. Place there will be residential communities and sub-communities; the DIVERSITY OF CHARACTER of each neighbourhood should be emphasized.
- Vancouver has a unique skyline. New development in B.C. Place must be creative with broader VIEWS OF DOWNTOWN HIGH-RISES AGAINST THE MOUNTAIN BACKDROP.
- Shelter and activity centres should be provided in public areas for DULL RAINY DAYS.
- SPECIFIC DESIGNS are needed to show that PROPOSED DENSITIES really work.

DEVELOPMENT OBJECTIVES

1. **The directions set out above should guide further urban design analysis.**
2. **B.C. Place should provide large scale drawings, photographs and models which are readily understandable by the general public and which show both the existing situation and the impacts of proposed changes on the elements noted above, including illustrative material of possible alternatives.**



Response to the "Goals for Vancouver" survey, sponsored by the Vancouver City Planning Commission, indicated that preserving views of the mountains and water was about the most important objective for Vancouver residents. Views of the Downtown highrises against the mountain backdrop help

TRANSPORTATION AND PARKING

BASIC ASSUMPTIONS

- Adequate streets, transit and pedestrian access will be provided with emphasis given to the use of public transit.

- B.C. Place should be integrated into the movement patterns of the City, and adjacent and nearby communities protected from through traffic and non-local parking.

DIRECTIONS

- The MAIN ROADWAY should function as a normal City arterial street, with signals at most intersections, and be designed and landscaped to moderate its impact.

- The LOCAL ROADS should connect the developments to the main roadway to provide access between the site and the rest of the City, and should be designed in a co-ordinated manner with the detailed planning of the other uses in the individual sub-areas of the site.

- The TRAFFIC IMPACTS of a development this size must be dealt with in a comprehensive way. A TRAFFIC MANAGEMENT PLAN, including measures to deal with off-site impacts, should be prepared. The responsibility for preparing and up-dating this plan should be shared between B.C. Place and the City.

- Objectives have been set for the STADIUM EVENTS CO-ORDINATING COMMITTEE; event scheduling review process should provide for reasonable City control.

- The location, size and configuration of RESIDENTIAL PARKING should facilitate management in the interests of residents, visitors and other needs of adjacent land uses.

- OFFICE PARKING should be provided to standards designed to minimize commuter parking.

- COMMERCIAL PARKING FACILITIES should be designed and operated to maximize number or uses served.

- A minimum of 2,000 stalls for STADIUM PARKING should be provided adjacent to the stadium; this is a requirement for weekday uses of the stadium when no other downtown parking would be available. This supply could be available on a 'reserved basis' as at the Pacific Coliseum. In addition there should be space for 200-300 PARK-N-RIDE BUSES serving stadium events.

- Some TRANSIT routes will have to be re-routed and/or new routes designed to serve the development. Considerable flexibility exists to connect new routes to the transit system.

- TRANSIT FOR STADIUM EVENTS will be very important, with not only Park-N-Ride buses, but also shuttle buses to collect patrons from the Sea-bus, downtown and the Broadway/Cambie area.

- A COMPREHENSIVE SOLUTION FOR TRANSPORTATION FACILITIES should be a high priority. The Carrall Yards bus storage/maintenance centre will have to be relocated because of the Expo World's Fair. A location must be found for Park-N-Ride bus parking. A possible re-design of the Larwill Park bus depot could be considered. The B.C. Place Crown Corporation should recognize its responsibility to assist in the resolution of this issue.

- SPECIAL BIKEWAY ROUTES should be provided as part of the waterfront walkway development.

- Currently there is provision for WATER TAXI service at two locations in False Creek. Provision should be made for water taxi stops at various locations along the north and east waterfront walkway, the specific locations to be determined at the detailed planning stage.

DEVELOPMENT OBJECTIVES

1. **Design main roadway to function as normal City arterial street, with special effort given to design and landscaping treatment to moderate its impact.**

2. **All parking should be designed, located and operated to meet publicly-defined objectives.**

3. **Provide at least 2,000 stadium parking stalls.**

4. **B.C. Place Corporation should recognize its responsibility to help provide a comprehensive solution to the transportation facilities in the area (Larwill Park, Carrall Yards and the proposed Park-N-Ride bus parking).**

5. **Provide for alternate modes, e.g. bikeway routes and water taxi service.**

6. **City should have involvement in and reasonable control over stadium event scheduling prior to final scheduling decision.**

DEVELOPMENT PHASING

BASIC ASSUMPTIONS

- There should be early achievement of public objectives.
- Some early market development is needed for cash flow.
- Development of local parks/community facilities should accompany residential development.

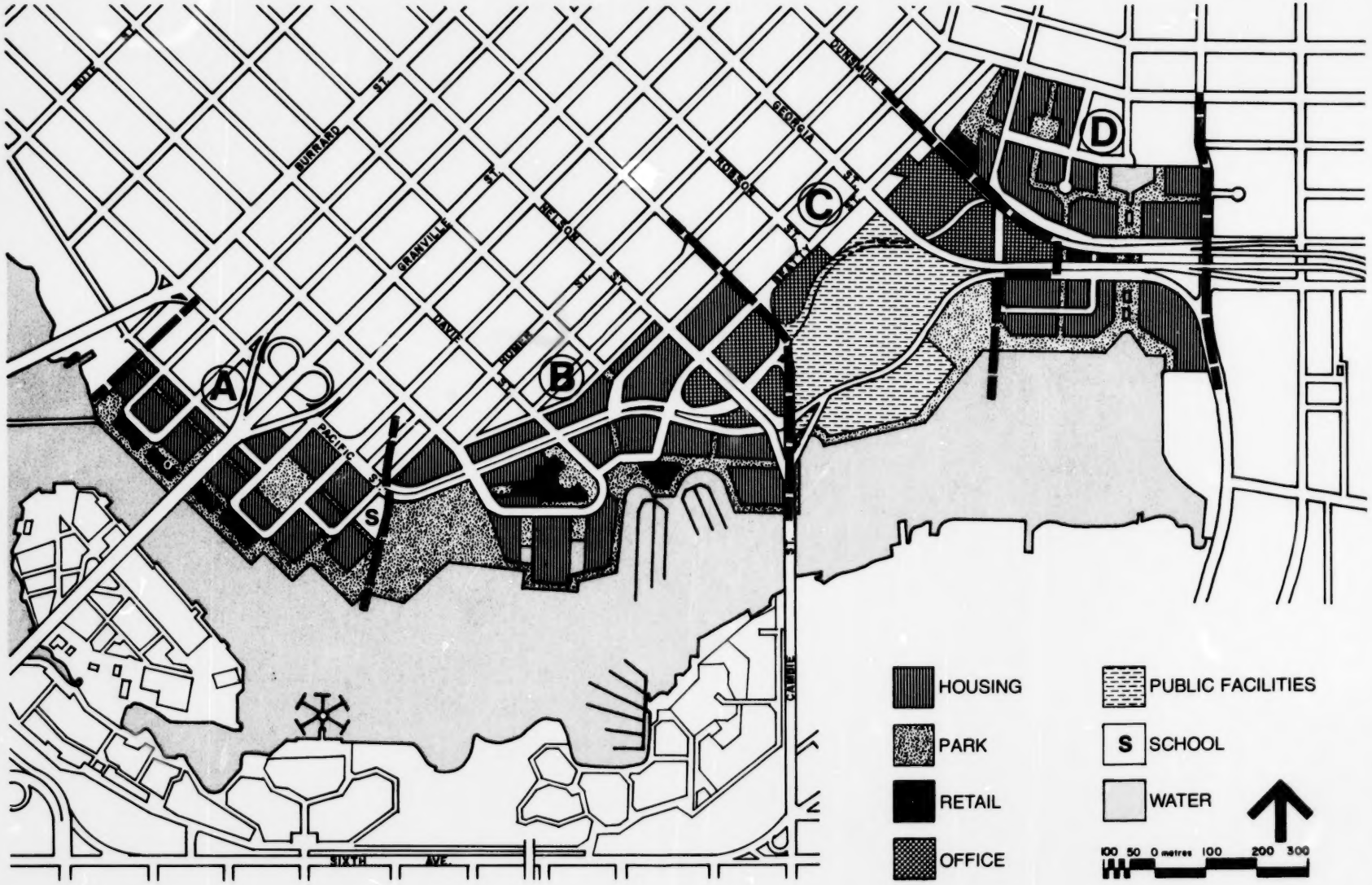
DIRECTIONS

- Water pollution abatement program is an early priority.
- The False Creek-Chinese Garden connection, East End Park and waterfront walkway for the full length of the waterfront, should be developed early even if surrounding development is phased for later stages. Opportunities to include these in the Expo plan should be considered.
- Commercial development near stadium should proceed when feasible to obtain cash flow.
- Residential development west of Roundhouse should provide needed family housing in first phase of development.
- Stadium parking must be provided with opening of Stadium because of time lag for Light Rapid Transit (A.L.R.T.).
- Relocation of the Carrall Yards (UTA) terminal is essential because of Expo land requirements.

DEVELOPMENT OBJECTIVES

1. **Early development objectives are: water pollution abatement program, False Creek-Chinese Garden connection, East End Park, Seawall walkway, commercial development near stadium, family residential development west of the Roundhouse, stadium parking, comprehensive solution to transportation facilities issue.**

CITY DEVELOPMENT CONCEPT



The map on the opposite page shows the City's view of how land uses ought to be distributed. The two charts on this page show how many acres are devoted to which land use by sub-areas, and which land parcels comprise the total site area of 221 acres.

The following pages describe the land use, building form and site planning assumptions for each of the sub-areas of the total site.

ERRATA
The boundary between Areas B & C (map, page 14) should be Nelson St. not as shown.

B.C. PLACE DEVELOPMENT ACREAGE*

MARATHON/C. P. PURCHASE	166.96
GRANVILLE BRIDGE SITE	1.52
BEATTY ST. PURCHASE	3.75
PRIVATE LANDS	4.76
DEPT. OF PUBLIC WORKS	0.85
B.C. HYDRO	27.33
URBAN TRANSIT AUTHORITY	7.96
EXISTING CITY ROADWAYS	8.48
TOTAL ACRES	221.61

* Figures supplied by B.C. Place. This chart does not include 10.52 acres of net fill proposed by B.C. Place in their Concept Plan published in March, 1982.

CITY DEVELOPMENT CONCEPT STATISTICAL SUMMARY (ACREAGE BY SUB-AREA)

SUB-AREA	HOUSING	COMMERCIAL	PARKS	PUBLIC FACILITIES	ROADS	TOTAL
A. WESTERN NEIGHBOURHOOD	19	1	10	X	8	38
B. ROUNDHOUSE NEIGHBOURHOOD	27	3	20	X	16	66
C. STADIUM/COMMERCIAL AREA	3	16	5	31	11	66
D. EASTERN NEIGHBOURHOOD	23	1	15	X	12	51
TOTAL	72	21	50	31	47	221

WESTERN NEIGHBOURHOOD (SUB AREA A) – 38 ACRES

LAND USE

- 2 residential areas; 19 acres total.
- 1500 units; 60-90 units per net acre.
- Area between the bridges for singles and couples without children.
- Area east of the Granville Bridge designed for family living, adjacent to school and large neighbourhood park.
- Approximately 10 acres of seawall walkway, waterfront plazas and small parks.
- Commercial activity on waterfront opposite Granville Island to be encouraged, including restaurants, retail, marine retail, galleries, studios.

BUILDING FORM AND SITE PLANNING ASSUMPTIONS

- 50-70 ft. general height limit, with discretionary 100 ft. limit at strategic locations.
- Buildings designed and sited to allow bridges to retain their visual dominance; view from bridges to be protected.
- Buildings to step down to waterfront to follow natural topography, and to allow views and sunlight to adjacent redeveloping areas to the north.
- Strong adherence to street grid to provide continuity, to integrate new buildings with existing City pattern, and to retain view corridors.
- Waterfront may be modified to accommodate seawall walkway and some visitor boat moorage, but the Creek is too narrow in this area to allow for a major marina.

WESTERN NEIGHBOURHOOD

ROUNDHOUSE NEIGHBOURHOOD (SUB AREA B) – 66 ACRES

LAND USE

- 4 residential areas; 27 acres total.
- 3000 units; 60-130 units per net acre.
- Mixed residential development, with families having good access to school and neighbourhood park; provision for the elderly and disabled in the vicinity of Yaletown/Roundhouse.
- Major neighbourhood park.
- Roundhouse to be rehabilitated as local shopping and community centre.

BUILDING FORM AND SITE PLANNING ASSUMPTIONS

- 70 ft. general height limit with lower buildings on the waterfront; 120 ft. discretionary limit in the area between Helmcken and Nelson, north of the proposed new arterial street.
- Building form and height to relate to Yaletown historic area and to the Downtown as seen from the south.
- Buildings to relate to realigned Cambie Bridge; views of and from the bridge to be protected.
- Street grid and view corridors to be retained where possible.
- Modification of waterfront to accommodate seawall walkway may include extending water into residential area; major landfill or building intrusion into the Creek is considered inappropriate.
- No additional marina provision as this sector of the Creek already has intensive marina facilities on both north and south shores.

ROUNDHOUSE NEIGHBOURHOOD

STADIUM/COMMERCIAL AREA (SUB AREA C) – 66 ACRES

LAND USE

- 2 Major office areas; 16 acres total.
- Office development up to 3 million sq. ft.; maximum 5.0 f.s.r. in places, lower elsewhere.
- 400+ housing units.
- Stadium/Provincial Park/Public Facilities – 28 acres.
- Seawall walkway and park – 5 acres.
- Hotel and non-family residential acceptable, total mount subject to detailed design and environmental review.
- Priority to be given to improving water quality at east end of Creek.

BUILDING FORM AND SITE PLANNING ASSUMPTIONS

- Buildings must respect the massing, texture and orientation of existing buildings in the Downtown.
- Consideration must be given to the impact of high-rise structures on the City skyline and on the views of the mountains from the south.
- Development must relate to the new stadium and the symmetry of the Georgia Viaduct entrance to the Downtown, and the realigned Cambie Bridge.
- The layout and development of the proposed Provincial/Public Facilities area must be integrated with the stadium pedestrian and vehicular circulation system.
- While there may be modification of the shoreline to accommodate the seawall walkway and to improve the site for the Provincial Park and Expo, there should be no net reduction in the actual or perceived size of the Creek.

STADIUM/COMMERCIAL AREA

EASTERN NEIGHBOURHOOD (SUB AREA D) – 51 ACRES

LAND USE

- 2 residential areas; 23 acres total.
- 3000 units; 120-150 units per acre.
- Mixed residential development.
- Commercial frontage on Pender Street.
- Major park and water link from Chinese Garden to the Creek.
- Activity-generating uses including local retail between the viaducts to provide link between the 2 residential areas.
- Limited office and commercial uses adjacent to ALRT station.

BUILDING FORM AND SITE PLANNING ASSUMPTIONS

- 100 ft. general height limit in area north of the viaducts; heights to decrease towards Chinatown Historic Area.
- Rear facade of Beatty Street buildings kept visible.
- Street end view corridors from Carrall Street and Shanghai Alley to be protected.
- Major east end Park to be provided south of the viaducts associated with the Creek.
- Possibility of high-rise residential development at the east end of the Creek to be studied.
- Seawall walkway to be designed to enable its extension around the south side of the Creek.

EASTERN NEIGHBOURHOOD

IDENTIFICATION OF KEY ISSUES

There are a number of policy issues underlying the differences between the B.C. Place and City proposals for the redevelopment of North and East False Creek.

HOUSING

- For whom should the housing be built? What income groups? Should there be housing for families with children?
- To what extent should financial assistance be made available to those who may desire to live there? How much of the housing should be non-market? Rental? Strata title ownership?
- How much of the land should be planned for housing? What sort of communities should be created? At what building densities? To what extent should densities, the design of buildings, and site planning accommodate the special requirements of specific groups such as families with children, the elderly, and the disabled?

OFFICE DEVELOPMENT

- How much and what scale of office development should occur in B.C. Place? Where should it be located?

PARKS AND OPEN SPACE

- How much and what sort of dedicated parkland for future residents should be developed? According to what criteria?
- To what extent should the needs of visitors and workers be considered?

TRAFFIC AND PARKING IMPACTS

- How will off-site traffic and parking impacts of the stadium be handled? Who will be responsible for preparing and up-dating a traffic management plan?
- What special measures will be taken to deal with day-time stadium events?

FALSE CREEK WATER BODY

- What type of shoreline modifications should be considered? How much can the water area be reduced by filling? Where? For what purpose?

URBAN DESIGN

- How high should the buildings be?
- What views should be protected or exploited?
- What shape should the various developments take?
- What linkage should be achieved with adjacent areas like Yaletown and Chinatown?
- How should the main spine roadway be designed?

THE NEXT STEPS

Now that the City has prepared a set of Development Objectives for the North and East False Creek area, it is possible for the public to be informed of the issues which arise out of the Provincial Government's proposals to develop B.C. Place. It is also possible for both City and B.C. Place officials to learn of the public's opinion on the two proposals.

In order for these issues to be discussed by the City, B.C. Place and the public, and in order to enable City Council and the B.C. Place Board of Directors to come to decisions about the future of this area later in 1982, the following steps will be followed:

- This booklet which describes the City's position will be given wide distribution throughout the City;
- The City and B.C. Place will jointly prepare an "ISSUES STATEMENT" which describes the differences between the City and B.C. Place positions (to be published about early June);
- The City and B.C. Place will sponsor a major joint public meeting chaired by the Mayor to present the issues for information,discussion and comment (to be held about mid-June);
- Both City and B.C. Place officials will attend further meetings on request; as well, efforts will be made to expand the response beyond those in attendance at meetings by using opinion surveys and the media;
- Based on the public response, a joint report, including points of disagreement, will be prepared and submitted to City Council and B.C. Place.
- City Council and B.C. Place officials will meet to discuss results and conclusions and give appropriate directions to staff and proceed with concept plan revisions, and subsequently to the formal development approval process.

In addition to the above, the City Council-appointed B.C. Place Citizens Advisory Committee meets regularly every two weeks. Their meetings are held usually on Mondays at 4 p.m. in City Hall and are open to the public. Interested citizens are encouraged to attend.

FOR MORE INFORMATION

If you would like to receive further information about the City's Development Objectives for North and East False Creek and the proposed B.C. Place development, or if you wish to send comments or suggestions, please contact Antonieta Surawski, Planner, at 873-7388.

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